

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner Wendover Road and
Oakleigh Road
(1800 Wendover Road)
9th Election District
4th Councilmanic District

Rhona Ann Bowen
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-480-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1800 Wendover Road, located in the vicinity of Perring Parkway and Taylor Avenue in Parkville. The Petition was filed by the owner of the property, Rhona Ann Bowen. The Petitioner seeks relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (Section III, Paragraph C, Sub-Paragraph 3, 1953 Regulations) to permit a side yard setback of 4 feet in lieu of the required 7 feet, and from Section III, Paragraph C.4 (1945 Regulations) to permit a rear yard setback of 5 feet in lieu of the required 15 feet for a proposed porch enclosure. The subject property and relief sought are more particularly described on the site plan submitted which were accepted and marked into evidence as Petitioner's Exhibit 1.

A Petition for Administrative Variance has been filed and the property duly posted. There being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING
Date 7/19/96
By [Signature]

MICROFILMED

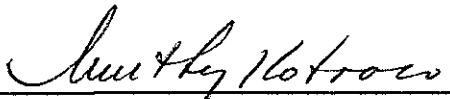
welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of July, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (Section III, Paragraph C, Sub-Paragraph 3, 1953 Regulations) to permit a side yard setback of 4 feet in lieu of the required 7 feet, and from Section III, Paragraph C.4 (1945 Regulations) to permit a rear yard setback of 5 feet in lieu of the required 15 feet for a proposed porch enclosure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 10, 1996

Ms. Rhona Ann Bowen
1800 Wendover Road
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/Corner Wendover Road and Oakleigh Road
(1800 Wendover Road)
9th Election District - 4th Councilmanic District
Rhona Ann Bowen - Petitioner
Case No. 96-480-A

Dear Ms. Bowen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

MICROFILMED



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1500 WENDOVER Rd.
address

BALTO
City

MD
State

21234
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The EXISTING ~~METAL~~ ^{Metal} Porch is very unsightly. My Kitchen
& DINING Room ARE VERY Small. The New enclosed Porch
Will give me the extra living space I need. IT WILL
ALSO make a great deal of improvement to the
exterior of the house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Rhona Ann Bowen
(signature)

Rhona Ann Bowen
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of June, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RHONA ANN Bowen

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 7, 1996
date

Shirley E. Woods
NOTARY PUBLIC
My Commission Expires: July 1, 1997



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

1800 WENDOVER Rd.

which is presently zoned

DRS-5

96-480-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B and Sec. III, Paragraph C, Sub Paragraph 3 (1953) To allow a side yard setback of 4 feet in lieu of the required 7 feet and Sec. III Paragraph C.4 (1945) To allow a rear yard setback to be closer than the allowable 15 feet (requesting 5 feet)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) *EXISTING METAL PORCH IS VERY UNSIGHTLY. THE NEW ENCLOSED PORCH WILL BE USED AS A SITTING ROOM + PROVIDE ADDITIONAL SPACE AS MY KITCHEN + DINING ROOM IS VERY SMALL. IT WILL ALSO MAKE A HUGE IMPROVEMENT TO THE EXTERIOR OF THE HOUSE.*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s)

(Type or Print Name)

Rhona Ann Bowen
(Type or Print Name)

Signature

Rhona Bowen
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

821-9600W
1800 Wendover Road 668-7520 H
Address Phone No.

(Type or Print Name)

Balto MD 21201
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Address Phone No

Name

City State Zipcode

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

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Zoning Commissioner of Baltimore County

REVIEWED BY: CAM DATE: 13 June 96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 496

ESTIMATED POSTING DATE: 23 June 96

ORDER RECEIVED FOR FILING

Date By

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1800 WENDOVER RD.
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)
WENDOVER RD. which is ~~100'~~ 50'
(number of feet of right-of-way width)
wide at the distance of 25' EAST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street OAKLEIGH RD.
(name of street)
which is ~~100'~~ 50 wide. *Being Lot # 1
(number of feet of right-of-way width)
Block A, Section # 1 in the subdivision of HARFORD PARK
(name of subdivision)
as recorded in Baltimore County Plat Book # 19, Folio # 44,
containing .185. Also known as 1800 WENDOVER RD.
(square feet or acres) (property address)
and located in the 9 Election District, 4 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Town, Maryland

96-480-A

District 9th Date of Posting 6/24/96
Posted for: Variance
Petitioner: Rhonda Ann Bower
Location of property: 1800 Wexford Rd, NE/Co
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 6/28/96
Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 022807

96-480-A

DATE 13 June 96 ACCOUNT R-001-1.150

CAM item
495

AMOUNT \$ 85.00

RECEIVED
FROM:

Rhonda Bower

MICROFILMED

FOR:

Adm - 11/2/96

1800 Wexford Rd

01/20/96 09:00 AM
BA 0003:38 PM 06-13-96

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1800 WENDOVER RD

Subdivision name: HARFORD PARK

plat book # 19, folio # 44, lot # 1, section # A

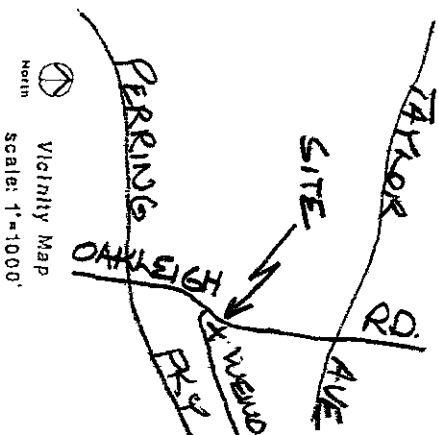
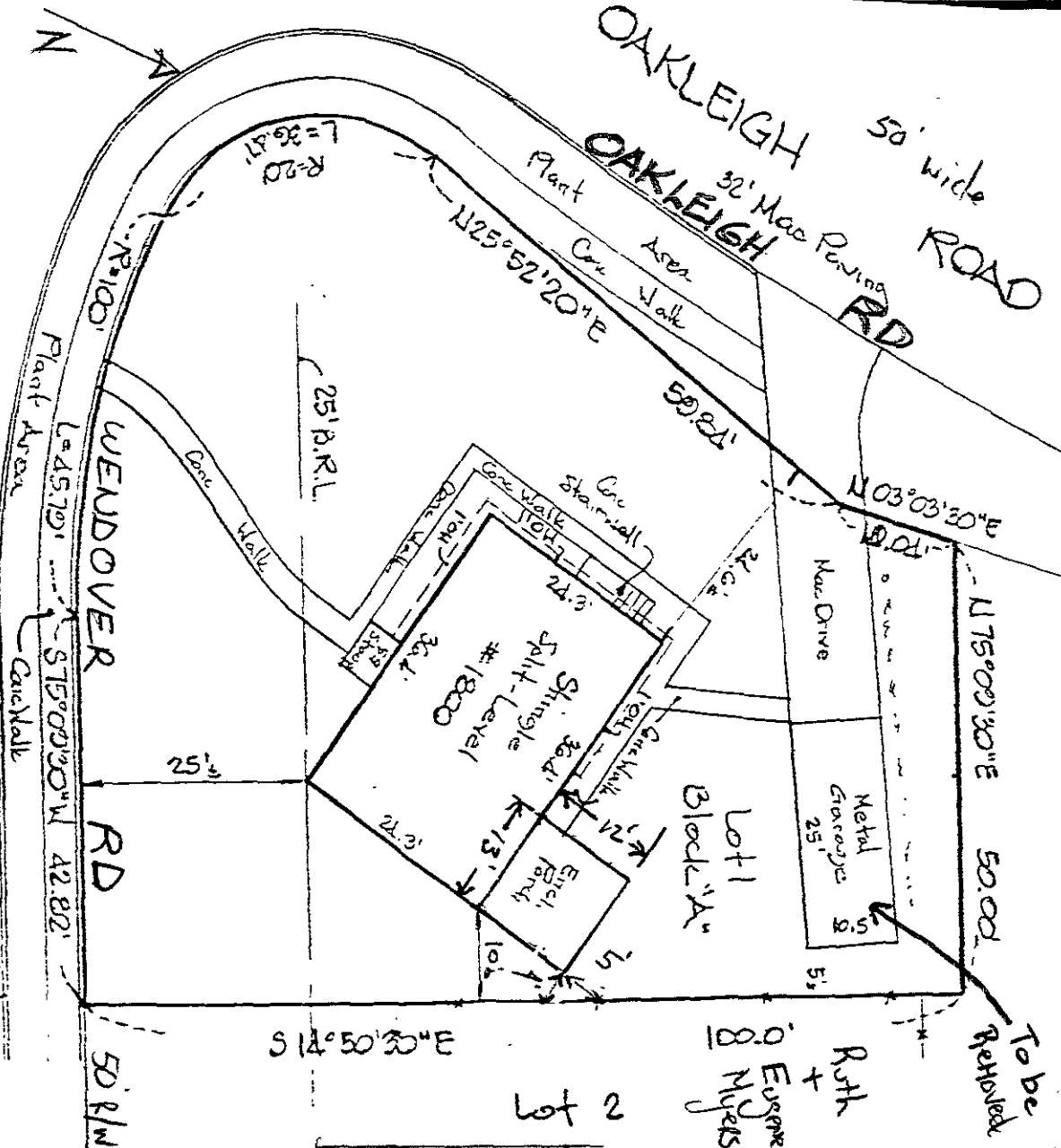
OWNER: RHONA ANN BOWEN

Scale 1" = 20'

OVER 80' SEPARATION

see pages 5 & 6 of the CHECKLIST for additional required information

BARTO Co, Page 27-K-10



LOCATION INFORMATION

Election District: 9
Councilmanic District: 4

1" = 200' scale map: DRS, NES

Lot size: 185+ 8000+- acreage square feet

1802

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE KNOWN

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 496 Petitioner: Rhona A. Bowen

Location: 1800 Wendover Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Rhona A. Bowen

ADDRESS: 1800 Wendover Road

Baltimore, MD 21234

PHONE NUMBER: 668-7560 H 841-9600 W

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 20, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-480-A (Item 496)
1800 Wendover Road
NEC Oakleigh and Wendover Roads
9th Election District - 4th Councilmanic
Legal Owner(s): Rhona Ann Bowen

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 23, 1996. The closing date (July 8, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Rhona Ann Bower

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 3, 1996

Ms. Rhona Ann Bowen
1800 Wendover Road
Baltimore, MD 21234

RE: Item No.: 496
Case No.: 96-480-A
Petitioner: Rhona Ann Bowen

Dear Ms. Bowen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 06/26/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 24, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 490, 491, 493, 494, 495, 496,
497, 498 and 499.

2 1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6/27/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: For July 1, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 490
492
493
494
495
496
498
499

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECEIVED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

6-21-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 496 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 19, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

476, 9nd.

Item No. Nos. 490, 492, 493, 494, 495, 496, 498, and 499

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey Long

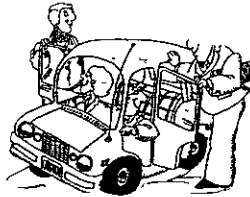
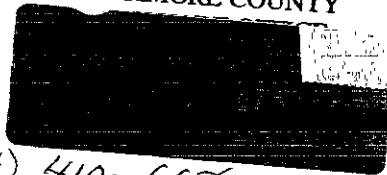
Division Chief:

Cam L. Kerns

PK/JL

MICROFILMED

TIMORE COUNTY



(H) 410-668-0418
(W) 410-887-7826

To Whom it may concern:

We, Eugene and Ruth Myers, neighbors of Mrs. Rona Bowen, do not object to the porch room she is adding to the back of her house. In fact, what she is adding is a great improvement compared with the screened porch originally built. We have no objections to this addition.

Ruth E. Myers Eugene J. M

6-12-96 MICROSPLITE 6-12-96

496

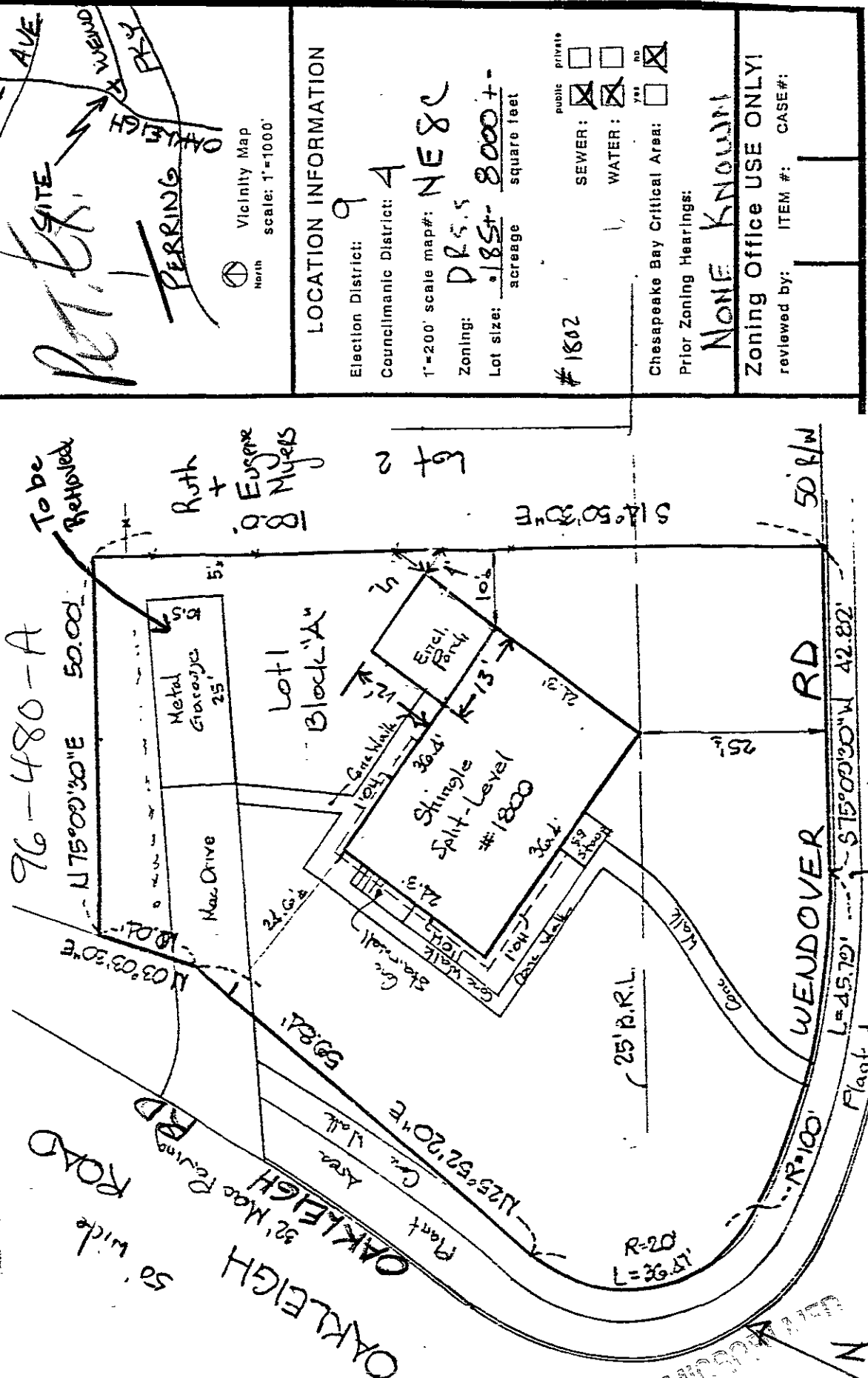
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1800 WENDOVER RD. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HARFORD PARK Scale 1"=20'

plat book # 19, folio # 44, lot # 1, section # A

OWNER: RHONA ANN BOWEN OVER 80' SEPARATION



LOCATION INFORMATION

Election District: 9

Councilmanic District: 4

1"=200' scale map#: NE8C

Zoning: DR5.5

Lot size: 185+/- 8000+/- square feet

#1802

SEWER: ☒ public ☐ private
WATER: ☒ YES ☐ NO

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings:

NONE KNOWN

Zoning Office USE ONLY!

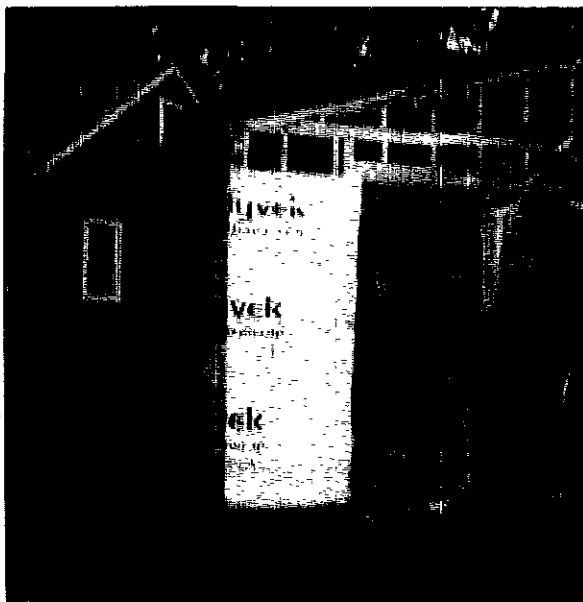
reviewed by: ITEM #: CASE#:

96-480-A

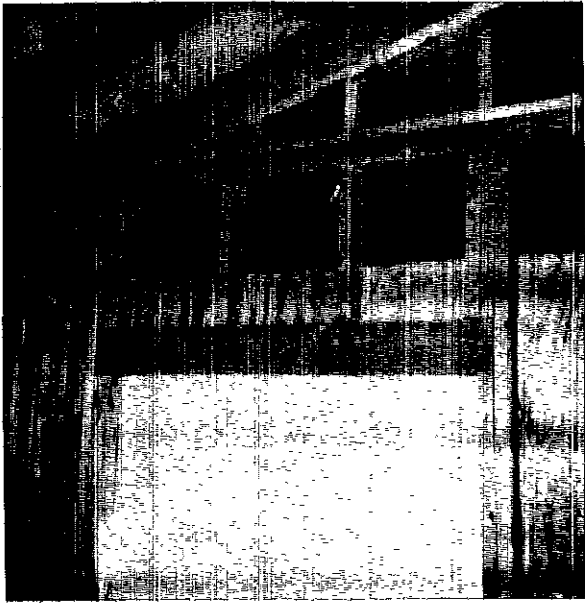


Existing porch constructed of metal roof which rain poured through, 2" pipe and scrap wood.

Side view of existing porch



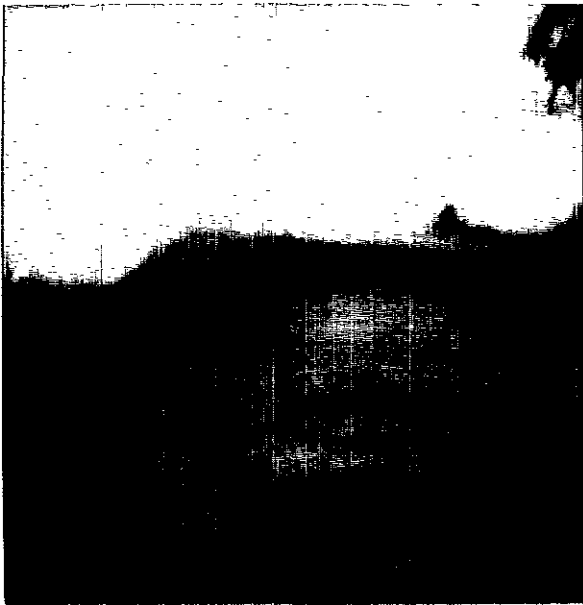
New construction started



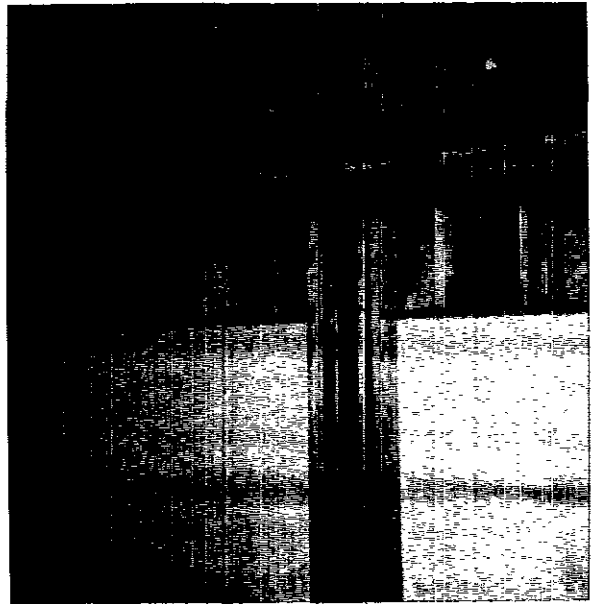
Proposed construction of exterior of porch



Proposed new porch



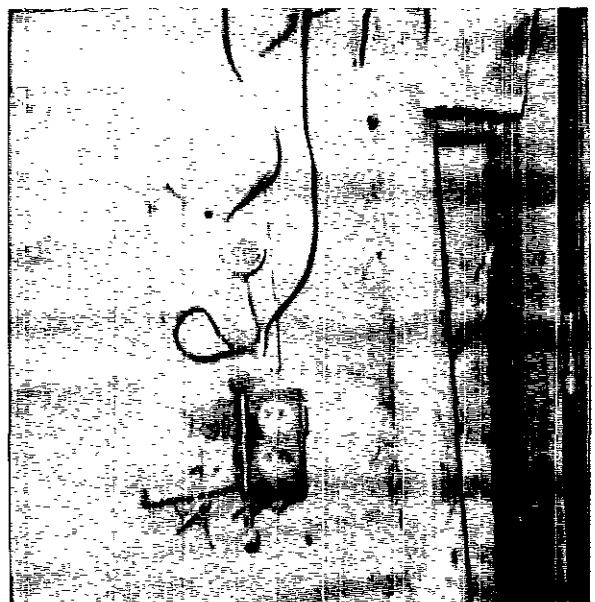
existing metal ~~garage~~ to come down.



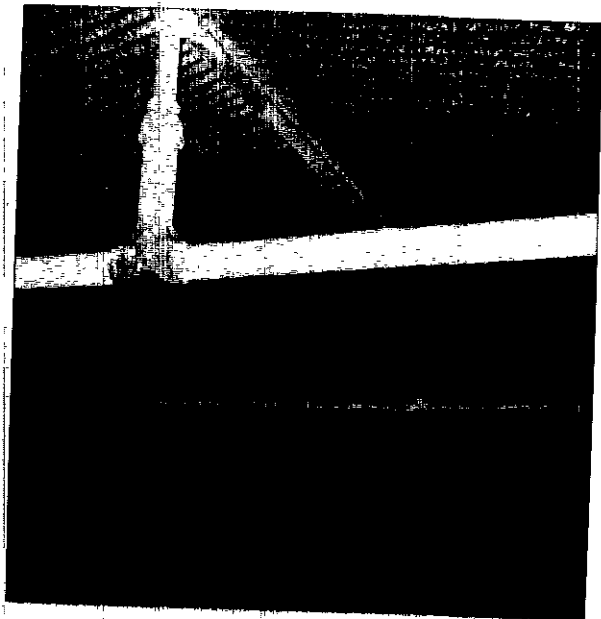
Proposed construction of exterior of porch



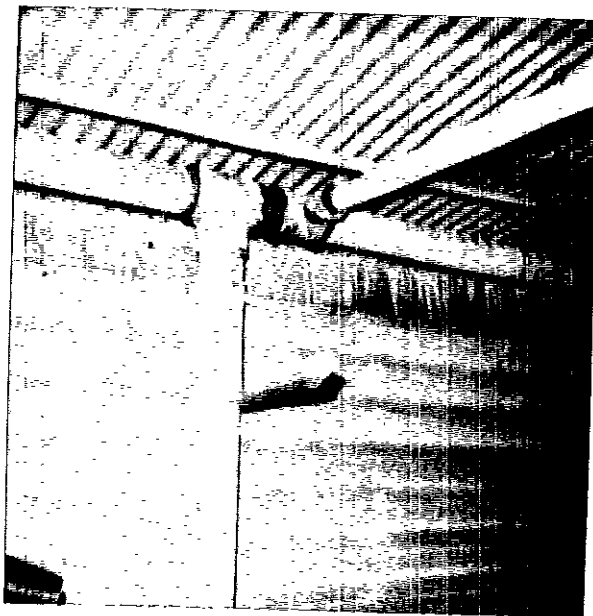
outlet on metal garage since been disconnected



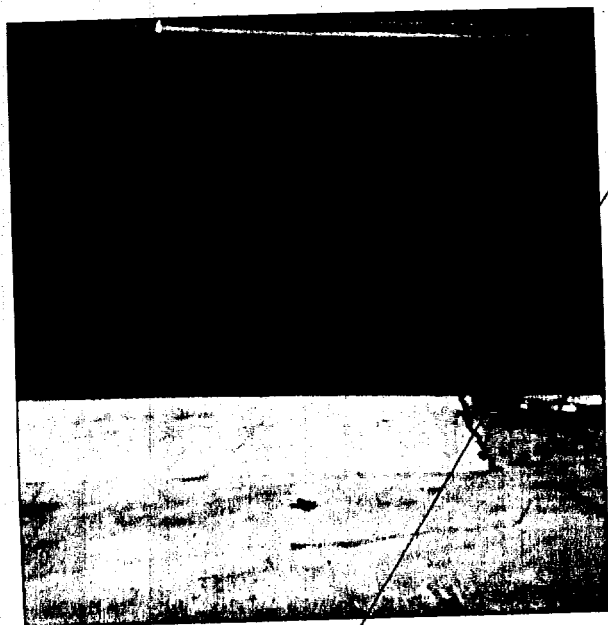
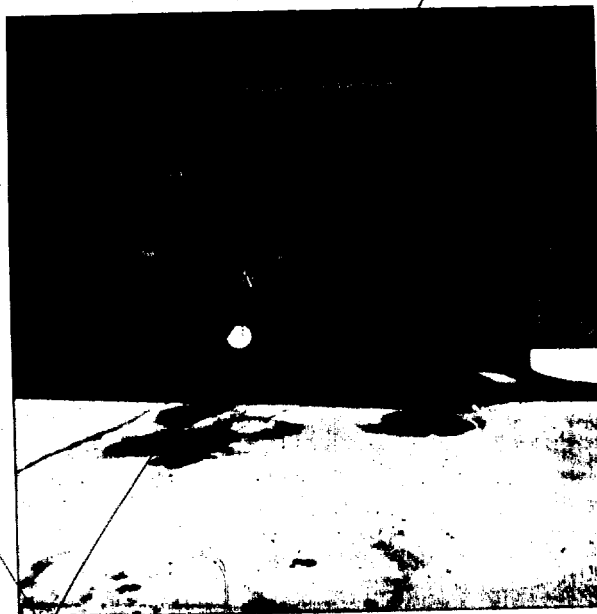
Showing how original garage was wired - since been disconnected



Interior of existing garage - some
materials used for existing porch



Interior of existing metal garage



IN RE: PETITION FOR ADMIN. VARIANCE
NE/CORNER WENDOVER ROAD AND
OAKLEIGH ROAD
(1800 WENDOVER ROAD)
9TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
Rhona Ann Bowen
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

July 10, 1996

(410) 887-4386

Ms. Rhona Ann Bowen
1800 Wendover Road
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/CORNER WENDOVER ROAD AND OAKLEIGH ROAD
(1800 WENDOVER ROAD)
9TH ELECTION DISTRICT - 4TH COUNCILMANIC DISTRICT
Rhona Ann Bowen - Petitioner
Case No. 96-480-A

Dear Ms. Bowen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 96... Date of Posting... 9/1/96
Posted for: Variance
Petitioner: Rhona Ann Bowen
Location of property: 1800 Wendover Rd, NPKC
Location of Sign: 1800 Wendover Rd, NPKC
Remarks: None
Posted by: [Signature] Date of return: 9/1/96
Number of Signs: 1

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify, thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1800 Wendover Rd.
Address: 1800 Wendover Rd.
City: Balto State: MD Zip Code: 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please narrate in practical details)

The existing metal porch is very unsightly. My kitchen dining room are very small. The new enclosed porch will give me the extra living space I need. It will also make a great deal of improvement to the exterior of the house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Rhona Ann Bowen
Rhona Ann Bowen
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 10th day of June, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared RHONA ANN BOWEN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made such solemn affirmation of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge.

AS WITNESS my hand and Notarial Seal.
June 7, 1996
My Commission Expires: July 4, 1997

EXAMPLE 3 - Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR FILING IN THE BLANK. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1800 WENDOVER RD.
(address)
Beginning at a point on the North side of WENDOVER RD. which is 50' wide at the distance of 25' of the centerline of the nearest improved intersecting street OAKLEIGH RD. which is 50' wide. "Being Lot # 1" Block A Section 1 in the subdivision of HARFORD PARK as recorded in Baltimore County Plat Book # 19, Folio # 44, containing 185 square feet or acres. Also known as 1800 WENDOVER RD. and located in the 9 Election District, 4 Councilmanic District.

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber Folio" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.82° 18' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1800 WENDOVER RD. which is presently zoned RES-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B and Sec. III, Paragraph C, Sub Paragraph 3 (1953) To allow a side yard setback of 4 feet in lieu of the required 7 feet and Sec. III Paragraph C.4 (1945) To allow a rear yard setback to be closer than the allowable 15 feet (requesting 5 feet).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Existing metal porch is very unsightly. The new enclosed porch will be used as a sitting area + provide additional space and my kitchen + dining room is very small. It will also make a huge improvement to the exterior of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zip Code
Attorney for Petitioner
(Type or Print Name)
Signature
Address Phone No.
City State Zip Code
Name, Address and phone number of representative (to be contacted)
Name Address Phone No.

A public hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10th day of June 1996, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Reviewed by CAM Date 13 June 96
Estimated Posting Date 23 June 96
Printed with Soybean Ink on Recycled Paper
Item #: 496



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 496 Petitioner: Rhona A. Bowen

Location: 1800 Wendover Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Rhona A. Bowen

ADDRESS: 1800 Wendover Road

Baltimore, MD 21234

PHONE NUMBER: 668-7560 H 881-9600 W



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 20, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-430-3 (17-14-4-6)
1800 Wenderover Road
NEC Oakleigh and Wenderover Roads
9th Election District - 4th Councilmanic
Legal Owner(s): Rhona Ann Bowen

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 23, 1996. The closing date (July 8, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Rhona Ann Bowen



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 3, 1996

Ms. Rhona Ann Bowen
1800 Wenderover Road
Baltimore, MD 21234

RE: Item No.: 496
Case No.: 96-480-A
Petitioner: Rhona Ann Bowen

Dear Ms. Bowen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 06/26/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 24, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 490, 491, 493, 494, 495, 496, 497, 498 and 499.

2 1023

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 6/27/96

SUBJECT: Zoning Advisory Committee
Meeting Date: 6/26/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 490
492
493
494
495
496
498
499

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 496 (CH-1)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for impaired Hearing or Speech
1-800-735-2060 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 19, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. Nos. 490, 492, 493, 494, 495, 496, 498, and 499

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

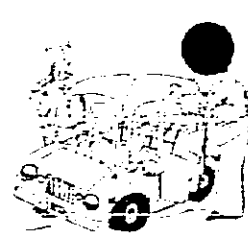
Prepared by: *Jeffrey Long*

Division Chief: *Carol L. Keno*

PK/JL

ITEM476/PZONE/ZAC1

BALTIMORE COUNTY



Handwritten notes and signatures on a document, including dates like 6-12-96 and 6-12-96, and initials like EJM.

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1800 WENDEROVER RD.

Subdivision name: HARFORD PARK

Scale: 1"=20'

OWNER: RHONA ANN BOWEN

OVER 80' SEPARATION

96-480-A

Lot 1 Block 2

WENDEROVER RD

OAKLEIGH RD

Plant Area

SEWER

WATER

Chesapeake Bay Critical Area

Prior Zoning Hearings

Zoning Office USE ONLY

reviewed by: ITEM # CASE #



96-480-A

Existing porch constructed of metal roof which rain poured through, 2" pipe and scrap wood.

side view of existing porch



front view of existing porch



Proposed construction of porch



Proposed porch



existing porch to cover door



Proposed construction of porch



but not on metal garage, since door is disassembled



Showing how original garage is wood, since door is disassembled

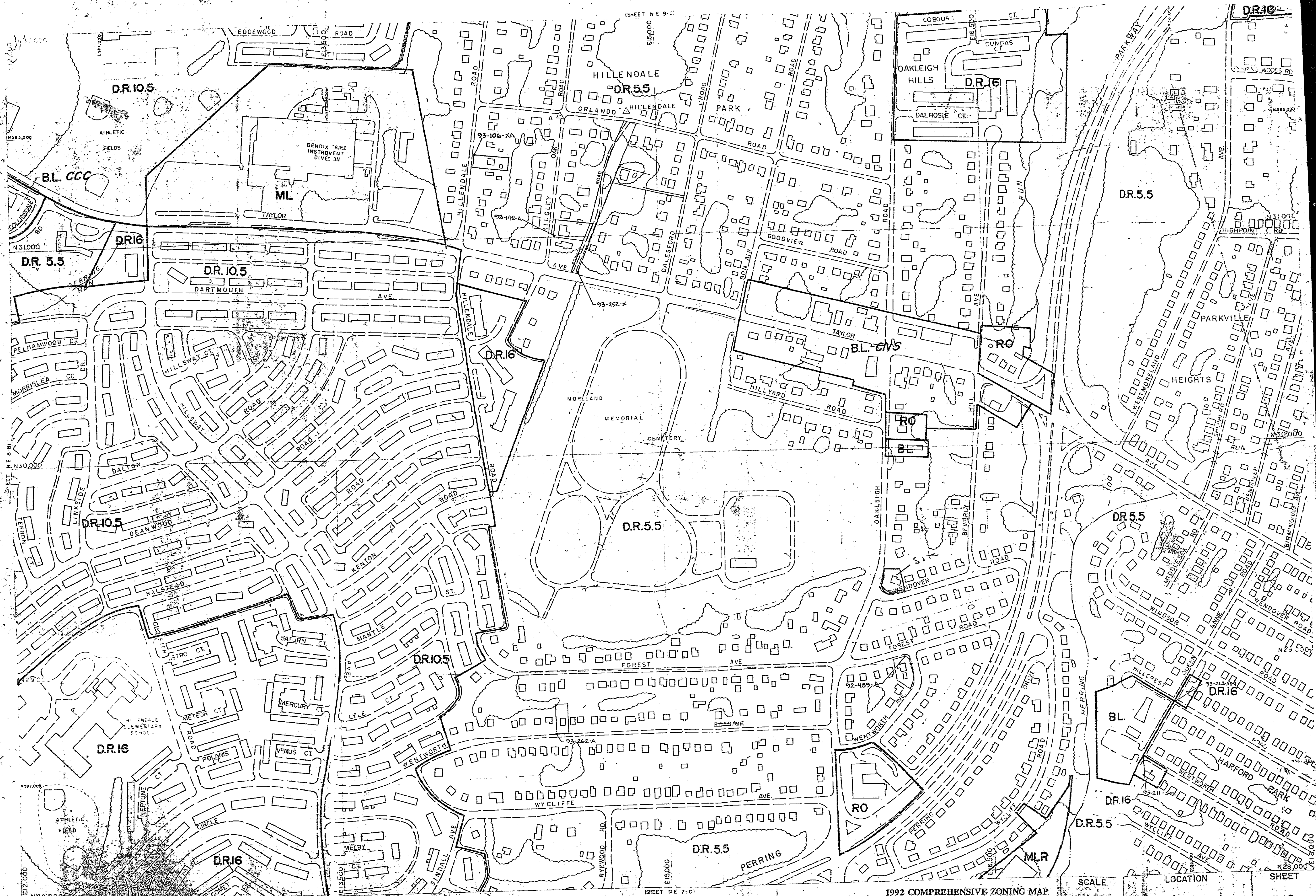


Interior of parking garage - some materials used for existing porch



exterior of parking garage

-96-480-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION HARFORD PARK	SHEET N. E. 8 - C
DATE OF PHOTOGRAPH JAN. 25, 1966		

N SW N-SE
N NW N-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
BY MAPS COPIED BY PHOTOGRAPHIC METHODS
DATE OF PHOTOGRAPH, BALTIMORE, MD. 1966

96-480-A 496



BALTIMORE COUNTY **96-480-A**
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP **496**

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	HARFORD PARK	NE 8-C
DATE OF PHOTOGRAPHY JANUARY 1986		